

## COMMUNITY MEETING REPORT

**Petitioner:** Chamberlain Townhomes, LLC (James Doyle)

**Petition #:** 2020-121

**Meeting Date:** October 8, 2020

**Project:** Bacon Avenue Townhomes

**Mtg. Location:** Virtual Meeting via Zoom

**Meeting Time:** 6:00-7:00 PM

**Attendees:** Paul Pennell – Urban Design Partners  
Maggie Watts – Urban Design Partners  
James Doyle – Chamberlain Townhomes, LLC

The Community Meeting was attended by neighboring residents, Homeowner Association representatives, and the Petitioner’s representatives.

**Purpose:** Presenting Rezoning Petition #2020-121 to any neighboring residents or Homeowners Association members who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner’s representatives and were invited.

This Community Meeting Report is being filed with the Office of the City Clerk and Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**Minutes:** The following items were discussed

Paul Pennell began by introducing himself and the Petitioner. He welcomed the attendees and noted the petition being presented.

Mr. Pennell located the specific site location and within a greater context in the neighborhood. He indicated that the proposed land use per the petition would be for townhomes. The proposed site plan was depicted in a rendering and described as 15 townhome units, as well as an improved Chamberlain Avenue up to precluding site conditions. In lieu of the improved right of way, a 12’ multi-use trail will continue the Chamberlain Ave connection to South Turner Avenue. Conceptual elevations were shared indicating the proposed look of the townhomes. Finally, the projected rezoning schedule was outlined.

### Questions/Comments by Neighbors:

1. We have concerns about the multiple driveways along Bacon Avenue. Bacon Avenue is narrow road, and we all use it for street parking. With the inclusion of the driveways, we will be losing valuable parking spots. Is there a way you can study the site plan to look at these units being rear loaded instead?

A: The thought behind the front-loaded units along Bacon Avenue was to give those owners a back yard and cut down on impermeable area. We understand your concerns and can continue to study the site plan to determine if rear loading those units will be possible.

2. We are very much a front porch community, and feel having the units along Bacon Avenue up closer to the road would allow for the new owners to be included from this point of view
3. Can the architectural design be more craftsman than modern?
  - A: We are targeting environmentally sustainable units here, possibly even something called Net Zero Homes. Modern architecture lends itself to this target. With that said, we are also open to looking at a more craftsman style and taking some of those cues from the neighborhood.
4. Can you share the projected timeline?
  - A: Once we receive rezoning approval, the project will move into land development which may take 5-6 months. This would mean a late spring or early summer 2021 start with the first units possibly being completed in 9 months to a year.
5. We prefer the units along Bacon Avenue to have pitched roofs verses flat.



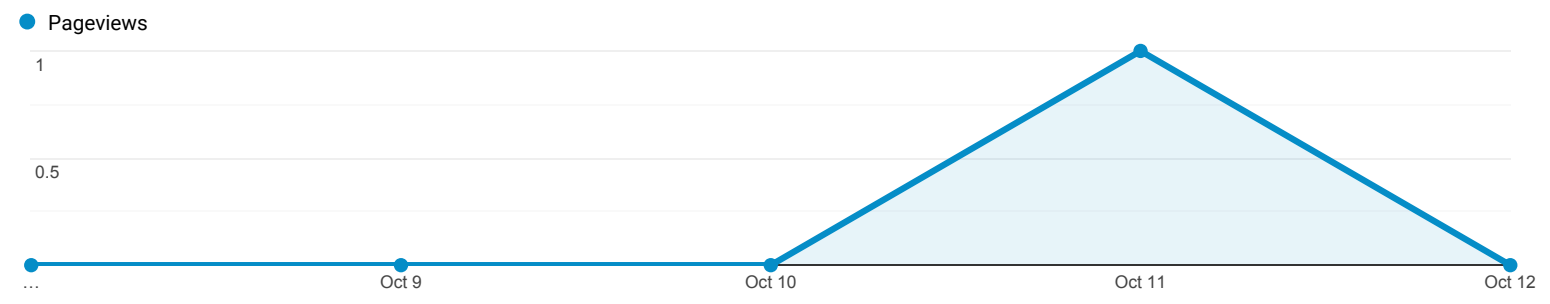
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